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Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/28/2004 11:46 AM Pg: 1 of 6

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Document prepared
By:

Gary Scott Saipe, Esq.
c/o Builders Bank
Suite 3100
77 W. Wacker Drive
Chicago, Illinois 60601

After recording to be returned
to:

T. Randall Grab, Esq.
Barack, Ferrazzano, Kirschbaum,
Perlman & Nagelberg LLP
333 W. Wacker Drive, Suite 2700
Chicago, Illinois 60605

SPECIAL WARRANTY DEED

GRANTOR, BUILDERS BANK, an Illinois banking corporation ("Grantor"), having an address of Suite 3100, 77 W. Wacker Drive, Chicago, Illinois 60601, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby SELL AND CONVEY to BP PRODUCTS NORTH AMERICA INC., a Maryland corporation ("Grantee"), whose address is Suite 179, 1323 Bond Street, Naperville, Illinois 60563, the real estate (the "Real Estate") situated in Cook County, Illinois that is legally described in Exhibit A attached hereto and made a part hereof, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof;

5/24 Box 400-CTCC

8168345 Da 1072

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TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights, privileges and appurtenances belonging thereto, unto Grantee and its successors and assigns forever, Grantor hereby covenanting that the Real Estate is free and clear from any encumbrance done or suffered by Grantor; and that Grantor, its successors and assigns will warrant and defend title to the Real Estate unto Grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, under or through Grantor.


Permanent Real Estate Index Numbers (affects the Real Estate and other property):

- 31-11-302-008-0000
- 31-11-302-009-0000
- 31-11-302-010-0000

Address of Real Estate: Vacant land at northwest corner of Vollmer and Crawford, Flossmoor, Illinois

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 22nd day of July, 2004.

BUILDERS BANK,
an Illinois banking corporation

By: 
 Charles B. Hall
 President

STATE TAX

STATE OF ILLINOIS

JUL. 27. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000858

REAL ESTATE TRANSFER TAX
0120000
FP 103024

MAIL TAX BILLS TO:

Builders Bank
 Suite 3100
 77 W. Wacker Drive
 Chicago, Illinois 60601
 Attention: Loan Operations

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. 27. 04

REVENUE STAMP

0000000876

REAL ESTATE TRANSFER TAX
0060000
FP 103022

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STATE OF ILLINOIS)
) SS

COUNTY OF COOK)

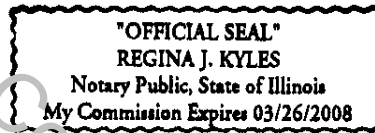
I, REGINA J. KYLES, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles B. Hall, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as the president of Builders Bank, an Illinois banking corporation ("Bank"), appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of July, 2004.

Regina J. Kyles
Notary Public

My Commission Expires:

3/26/2008



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EXHIBIT A

THE WEST 342 FEET OF THE SOUTH 359.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 11, AFORESAID IN COOK COUNTY, ILLINOIS, AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 100.00 FOOT VOLLMER ROAD WITH THE EASTERLY RIGHT OF WAY LINE OF 66-FOOT CRAWFORD AVENUE; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE, 40.20 FEET; THENCE SOUTHEASTERLY TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE, THAT IS 67.00 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING, AND EXCEPT THAT PART FALLING WITHIN CRAWFORD AVENUE) IN COOK COUNTY, ILLINOIS.

FOR INFORMATION PURPOSES ONLY:

A PORTION OF PIN NOS.:

31-11-302-008-0000

31-11-302-009-0000

31-11-302-010-0000

COMMON ADDRESS:

NORTHWEST CORNER OF
VOLLMER ROAD AND CRAWFORD AVENUE,
FLOSSMOOR, COOK COUNTY, ILLINOIS

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EXHIBIT B

1. TAXES FOR THE YEARS 2003 (FINAL INSTALLMENT), 2004 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE OR PAYABLE.
2. GRANT OF EASEMENT RECORDED DECEMBER 5, 1967 AS DOCUMENT 20346334 MADE BY ALICE GREEN ZAPPEL, CONSERVATOR OF THE ESTATE OF BERNICE A GREEN, INCOMPETENT, TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, OVER THE WEST 50 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THAT SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 11) AFORESAID IN COOK COUNTY, ILLINOIS, THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A CERTAIN PART OF THE INTERCEPTING SEWER UNDER AND THROUGH SAID REAL ESTATE.
3. GRANT OF EASEMENT RECORDED SEPTEMBER 14, 1967 AS DOCUMENT 20260648 MADE BY JOSEPH AND THERESA MAIER, HIS WIFE, TO THE METRO SANITARY DISTRICT OF GREATER CHICAGO AN EASEMENT OVER THE WEST 50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 AFORESAID IN COOK COUNTY, ILLINOIS, THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A CERTAIN PART OF THE INTERCEPTING SEWER UNDER AND THROUGH SAID REAL ESTATE.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DEED FROM B. E. PETERS COMPANY, A CORPORATION OF ILLINOIS, TO BIRDETT VAN BUSKIRK AND GRACE C. VAN BUSKIRK, HIS WIFE, DATED NOVEMBER 27, 1946 AND RECORDED APRIL 16, 1947 AS DOCUMENT 14035889 RELATING TO COST AND USE OF BUILDINGS TO BE ERECTED ON THE LAND.
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DEED FROM B. E. PETERS COMPANY TO FRANK FRONCZEK AND HELEN A. FRONCZEK HIS WIFE, DATED MARCH 3, 1949 AND RECORDED JUNE 17, 1952 AS DOCUMENT 15366967 RELATING TO COST AND USE OF BUILDINGS TO BE ERECTED ON THE LAND.
6. RECIPROCAL ACCESS EASEMENT AND RESTRICTIVE COVENANT AGREEMENT (THE "ACCESS AGREEMENT"), DATED THE DATE OF THIS DEED, BY AND BETWEEN GRANTOR AND GRANTEE [INCLUDING THE RIGHTS OF GRANTEE TO REPURCHASE THE DRAINAGE PARCEL (AS DEFINED IN THE ACCESS AGREEMENT).]

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

Charles Hall, being duly sworn on oath, states that he resides at _____ . That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 22nd day of July, 2009.

Regina J. Kyles
Notary Public

Charles B. Hall
President
Builders Bank

